



City of El Paso – City Plan Commission Staff Report

Case No: PZST12-00025
Application Type: Special Permit
CPC Hearing Date: February 21, 2013
Staff Planner: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Location: 1020 N. Campbell Street
Legal Description: Lots 11-13, Block 273, Campbell Addition, City of El Paso, El Paso County, Texas
Acreage: 0.2149-acre
Rep District: 8
Zoning: A-2 (Apartment)
Existing Use: Transitional Housing Homeless Shelter
Request: Transitional Housing Homeless Shelter allows through Special Permit
Proposed Use: Transitional Housing Homeless Shelter

Property Owner: La Posada Home, Inc.
Representative: Monica Martinez

SURROUNDING ZONING AND LAND USE

North: S-D (Special Development) / Parking lot
South: A-2 (Apartment) / Office
East: A-2 (Apartment) / Single-family dwelling and A-O/sp (Apartment/Office/special permit) / Beauty salon
West: S-D (Special Development) / County Government Office

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: Houston Park (2,050 feet)

NEAREST SCHOOL: El Paso High (3,143 feet)

NEIGHBORHOOD ASSOCIATIONS

Central Business Association
Central El Paso Community Organizational
Houston Park Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 5, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The property owners are requesting a special permit and detailed site development plan review to allow for a transitional housing homeless shelter in the A-2 (Apartment) zone as required by the zoning code. The site plan shows an existing 5,416.87 sq. ft. building. The parking requirement for the site is 14 spaces. The applicant is proposing 5 parking spaces and 3 bicycle spaces. On December 23, 2002, the subject property registered legal non-conforming for all setback requirements and 5 parking spaces. Access to the subject property is proposed from Arizona Avenue via the alley.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for a transitional living facility, as it complies with 20.04.320 special permit and 20.04.150 detailed site development plan.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the Smart Code as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the A-2 (Apartment) district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

COMMENTS:

City Development Department – Planning Division - Transportation

No objections to special permit request.

Notes:

1. Location is within a quarter-mile of the Montana Rapid Transit System (RTS) Corridor.
2. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

City Development Department – Plan Review

No comments received.

City Development Department - Landscaping Division

No landscape calculations provided, Landscape required for this project unless under smart code.

*Note: no new development is proposed, development has been in existence prior to requirements for landscaping.

City Development Department - Land Development

No objections.

Fire Department

Recommend approval of “site plan” as presented. Does not adversely affect fire department at this time.

** Note, A more detailed reviewed will be done by fire plan review during the permitting process.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

1. EPWU does not object to this request.

Water:

2. There is an existing 6-inch diameter water main extending along Campbell Street that is available for service, the water main is located approximately 15 feet west from the center line of the right-of-way.
3. There is an existing 4-inch diameter water main that extends along Arizona Avenue and change to a 6-inch diameter main approximately 15-ft east of Campbell Street. Said main is available for service, the alignment of the water main varies between the western and eastern property lines.
4. There is an existing 4-inch diameter water main along the alley between Arizona and Rio Grande Avenues. The water main is located approximately 14-feet east of the eastern property line.
5. EPWU records indicate a 1-inch water meter serving the subject property. The service address for this meter is 1020 Campbell Street.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main along the alley between Arizona and Rio Grande Avenues. The sewer main is located approximately 12-feet east of the eastern property line.

General:

7. EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

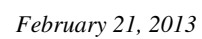
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan are in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan do not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

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ATTACHMENT 2: AERIAL MAP

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